BK 2696

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 ----------TEN AND NO/100---------- DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration, that the grantees herein, assume and agree to pay the remaining unpaid balance of a note dated September 19, 1951, executed by the grantors herein, payable to The Penn Mutual Life Insurance Company, for the original sum of $9,000.00, with interest at 5% per annum, both principal and interest payable in 240 monthly installments of $59.40 each, beginning Nov. 1, 1951, final payment Oct. 1, 1971. Interest thereon at the rate of 5% per annum, from Sept. 30, 1951, to Oct. 1, 1951, shall be paid on Oct. 1, 1951. Said note being secured by a deed of trust of record in Book 2057, page 165, Register's Office for Davidson County, Tennessee,

WE, JOSEPH A. ROZELL, JR., AND WIFE, WILBA J. ROZELL,

have bargained and sold, and by these presents do transfer and convey unto the said CHESTER R. PACE AND WIFE, GLENNA S. PACE

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 118 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for said County.

Said Lot No. 118 fronts 88 feet on the northerly side of Sweetwood Road and runs back 190.1 feet on the westerly line and 191.1 feet on the easterly line, to a dead line, measuring 88 feet thereon.

Being the same property conveyed to Joseph A. Rozell, Jr., and wife, Wilba J. Rozell, by deed from J. D. Wright and wife, as of record in Book 2024, page 429, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CHESTER R. PACE AND WIFE, GLENNA S. PACE, their heirs and assigns, forever.

And we do covenant with the said CHESTER R. PACE AND WIFE, GLENNA S. PACE, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as hereinabove set out and by 1957 taxes, which the grantees herein assume and agree to pay.

And we, the grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of September, 1957.

Wilba J. Rozell — Joseph A. Rozell, Jr.

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named JOSEPH A. ROZELL, JR., AND WIFE, WILBA J. ROZELL,

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of September, 1957.

Commission expires: May 14th 1960

Jno. C. Jeffords — Notary Public State at Large

JNO. C. JEFFORDS NOTARY PUBLIC DAVIDSON COUNTY

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PG 299